

**CITY OF MILPITAS
UNAPPROVED**

PLANNING COMMISSION MINUTES

July 12, 2006

- I.
PLEDGE OF
ALLEGIANCE**
- Chair Williams called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.
- II.
ROLL CALL**
- Present: Ali-Santosa, Azevedo, Ciardella, Galang, Mandal, Tabladillo and Williams
Absent: None
Staff: Andrade, Carrington, Duncan and Pio Roda
- III.
PUBLIC FORUM**
- Chair Williams invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendaize the matter for a future meeting.
- There were no speakers from the audience.
- IV.
APPROVAL OF MINUTES
June 28, 2006.**
- Chair Williams called for approval of the minutes of the Planning Commission meeting of June 28, 2006.
- Staff had no changes to the minutes.
- Motion** to approve the June 28, 2006 minutes
- M/S: Galang/Mandal
AYES: 6
NOES: 0
ABSTENTIONS: 1 (Tabladillo)
- V.
ANNOUNCEMENTS**
- Staff had no announcements.
- VI.
CONFLICT
OF INTEREST**
- Assistant City Attorney Richard Pio Roda asked if the Commission has any personal or financial conflict of interest on tonight's agenda.
- There were no Commissioners that identified a conflict of interest.
- VII.
APPROVAL OF
AGENDA**
- Chair Williams called for approval of the agenda.
- Staff had no changes to the agenda.
- Motion** to approve the agenda.
- M/S: Mandal/Galang
AYES: 7
NOES: 0
- VIII. ELECTION OF
PLANNING
COMMISSION
OFFICERS**
- Chair Williams turned the gavel over to Assistant City Attorney Pio Roda who opened the nominations for Planning Commissioner Chair.
- Commissioner Azevedo nominated Cliff Williams for Chair.
- Chair Williams accepted the nomination.

There were no other nominations for Chair.

Assistant City Attorney Pio Roda took a vote for each nominee and Chair Williams was re-elected as Planning Commission Chair with 7 votes.

Assistant City Attorney Pio Roda opened nominations for Planning Commission Vice Chair.

Commissioner Mandal nominated Alex Galang for Vice Chair.

Vice Chair Galang accepted the nomination.

There were no other nominations for Vice Chair.

Assistant City Attorney Pio Roda took a vote for each nominee and Vice Chair Galang was re-elected as Planning Commission Vice Chair with 7 votes.

Chair Williams asked whether staff, the Commission, or anyone in the audience wished to remove or add any items to the consent calendar.

There were no items on the consent calendar.

IX.
CONSENT CALENDAR
None

X. PUBLIC HEARING

1. USE PERMIT
AMENDMENT NO.
UA2005-17, 'S' ZONE
APPROVAL
AMENDMENT NO.
SA2005-84 AND
ENVIRONMENTAL
IMPACT ASSESSMENT
NO. EA2006-6:

Kim Duncan, Project Planner, presented a request to demolish approximately 29,700 square feet of existing mini-storage buildings and construct one new three (3)-story, approximately 90,000 square foot, mini-storage building. The new building would contain individual storage units, office area, and is proposed to be 35 feet in height with a 44-foot tall architectural element. The proposal includes site improvements, parking modification, and increase of the FAR to 69%, located at 1600 Watson Court. Ms. Duncan recommended adopting the mitigated negative declaration and approving with conditions.

Commissioner Ciardella said that that are a set of stairs to the right and left side of the elevators and asked why isn't there one in the back side. He is concerned this could be a safety issue. Ms. Duncan said that Fire and Building had several meetings to review the plans and didn't express concerns regarding access to the building.

Commissioner Ali-Santosa referenced the parking table and said he recognizes that the study regarding parking usage is very low but the number of deficit is quite high. He asked what is the contingency plan in the event that the demand of parking exceeds the available space. **Mr. Rodriguez, Traffic Engineer,** said he reviewed the consultant's parking study and the required parking for the use is quite excessive for the type of development and so the parking that is being provided has been decreased. The consultant looked at the actual use that is occurring with the existing storage lockers and did a comparison with an existing storage use at another City. The results showed that the proposed parking was consistent with the development as the other City. He explained that most of the storage lockers on the other side don't require parking because you can drive and park in front of the storage locker itself while you are loading and unloading. Loading usually occurs within a period of 20 minutes and there is rarely a period when you will have 15 to 30 people unloading at the same time. The study done by the consultant said that the peak period is at the beginning of the month so staff is very confident that the parking provided is sufficient enough.

Commissioner Mandal said that he is concerned that if there is no where to park, the people will park in Watson Court. Mr. Rodriguez said that he thinks the people will likely park along the building frontage of the existing buildings remaining and either walk over to the storage lockers or wait until there is available parking. There is on street parking available on Watson Court, however the issue with Watson Court is that it becomes more of a storage place for trucks and personal vehicles. Staff worked with the applicant to get a resurfacing of Watson Court and the developer is paying a \$70,000 for improvements and the City will match that through the next few years through a resurfacing project. There is only one streetlight on Watson Court and staff worked with the applicant to install seven streetlights on Watson Court so it could be a safer street.

Commissioner Mandal said that the real issue is that the public storage will be substantially increased and he is concerned about the increase of traffic coming in and out of Watson Court and asked if it will become a hazard. Mr. Rodriguez said the use is a storage locker and people will come about once and will not likely come back for several months. It is not a regular industrial use like people coming to work every day.

Commissioner Azevedo asked if the two elevators are on the side of the building or the front and Ms. Duncan said the front.

Commissioner Azevedo asked if there is enough parking for the customer to back up their truck near the elevator to unload or load. Mr. Rodriguez said that his understanding is that the stairs are for emergency access and is an exit only and all of the main access occurs through the front. The customers do not have to drive their truck into the elevator area and actually have to park in front of the building. There will be hand trucks for the customers to use to take to their storage facility.

Commissioner Azevedo said he was concerned that he does not see enough space for a big furniture truck.

Commissioner Tabladillo asked if there would be an entryway from Montague or Watson Court. Mr. Rodriguez said that the customer would have to go through Watson Court to enter the facility.

Commissioner Mandal said in terms of the landscaping facing Montague Expressway is that in relation to other landscaping going towards Capital Expressway. Ms. Duncan said that she did not evaluate the landscaping on other sides but the existing landscaping consists of ice plant and miscellaneous shrubs, which she saw as a huge improvement.

Commissioner Mandal asked if the existing landscaping would increase. Ms. Duncan said the existing building setback is 35 feet and they are proposing 60 feet. All 60 feet will be landscaped adjacent to Montague, however, in the future when Montague is widened, the facility will lose a portion of that landscaping and it will return to 35 feet.

Chair Williams said that he sees an increase of dump trucks parking on Watson Court, which prohibits people parking on the street. He asked if the City is considering putting a sign that says no commercial vehicle parking allowed. Mr. Rodriguez said that Traffic Engineering hasn't looked at putting parking restrictions on Watson Court. Parking restrictions across the City is a concern with the Traffic Engineering department and staff has been working with the Police Department to address the areas. He explained that the new KB Development project on Thompson Street located near I-880 near the back of the jail is a good example of a large development that will not have enough on site parking for people. The parking standards will need to be reevaluated with newer higher density projects. In other areas, staff has implemented 8 hour parking restrictions throughout the day to avoid people leaving their vehicles on the street overnight. He explained that the big issue regarding parking restrictions is enforcement. The City does not have a pro-active parking street enforcement like San Francisco or San Jose. The only way street parking violations are enforced is if Code Enforcement receives a complaint. He said he doesn't want to put parking restrictions on Watson Court unless it could be enforced, however staff is looking towards solutions for the future.

Chair Williams asked if the continued use of dump trucks on Watson Court would cause accelerated wear and tear on the street surfaces. Mr. Rodriguez said that Watson Court hasn't been well maintained and hasn't been resurfaced for years.

Chair Williams said that he will defer this issue to another time and will talk to the Planning Director about some type of conditions concerning streets in general. He knows of other streets that fall in the same category and would like to take some future assessment on how to make sure that the public roadways will not be damaged. Mr. Rodriguez said that he will talk to the City Engineer who did a presentation to the City Council regarding the condition of streets and how money was being spent for repairs.

Commissioner Ciardella referenced the first floor plans at the bottom towards the lobby towards the hallway near the stairs, about 40 feet from the corner of the building and noted that when looking to the second floor plan, the stairs are right there in the corner, and also the third floor of the stairs are right in the corner. He asked staff to clarify. Ms. Duncan said that she would make a request for the floor plans to be modified however the exterior will not be impacted.

Vice Chair Galang asked about the wall mounted light fixtures and asked for the location. Ms. Duncan pointed out the elevation plans and said the fixtures were located between the public storage and the lobby to the right of the tower element.

Vice Chair Galang asked how many light fixtures will there be and Ms. Duncan said there will be eight wall mounted and one freestanding. She also pointed out that sheet LTG.1 show all of the locations.

Vice Chair Galang asked what is dye cast aluminum for the wall fixtures. Ms. Duncan said it is the material type and outer coating of the fixture.

Chair Williams introduced the applicant.

Timothy Reeves, Development Manager for Public Storage, 701 Western Avenue, Glendale, California, said they agree to all of the conditions of approval in the staff report. There are currently 2,000 public storage buildings throughout the United States and most of them are single story, however for this project, there will be multi-story buildings. Each individual unit has an alarm in it and the keypad for the elevator only takes the customer to their floor area. There are also video cameras within the elevator lobbies.

Commissioner Mandal asked if Public Storage has considered solar power and Mr. Reeves said no but they use energy efficient units, which fully controls the temperature.

Blythe Wilson, Architect for the project, RHL Design Group, 1137 North McDowell, Petaluma, said they have several clients that have looked at solar panels however storage facilities is an odd animal in the way that it is used and the way it uses energy because it is a fairly low occupied facility. Customers are there for short periods of time so the cost of trying to do a solar system just doesn't pay back because it is a low user of energy. So to compensate for that, occupancy sensors are put in for light, so when a customer gets off the elevator the only thing that is lit is the elevator itself and there are windows in the lobby. Once a customer walks in the hallways, the lights will come on and when the customer leaves, the lights go off.

Commissioner Mandal asked what kind of ongoing maintenance program does Public Storage have to keep the facility looking great in the future. Mr. Reeves said that each property has a capital expenditure budget and every month a certain portion based on the size of the property is put into that budget. Maintenance is ongoing and Public Storage has different contractors for landscaping, sweeping, painting, elevators, lighting, and air conditioning. These contracts are in place before the facility even opens so the facilities are maintained on an ongoing basis.

Mr. Wilson added that one of the conditions is that Public Storage needs to enter into a Maintenance Agreement for the landscaping on Montague because it is actually controlled by the County.

Commissioner Ciardella referenced the first floor plan in the lobby and asked why is there a solid door there and four glass doors. Mr. Wilson said that the knock out man door is the Public Storage standard and it is the emergency exit door rather than using a breakaway sliding door. They prefer to use a fixed one because it is more secure and can't be pulled out. So they use a fixed regular manned door with a panic hardware so that if someone needed to come out they can come out but you are not subject to someone being able to get a hold of the storefront doors and being able to break them open.

Commissioner Ciardella asked if the glass doors will slide open and Mr. Wilson said yes. There are automatic sliding doors that slide open. There are some types that act like an emergency exit where you can actually break the glass. The problem is that even when they are locked, they can actually be broken up really easily, so to make the building more secure, they use the regular panic door for emergency exiting.

Commissioner Ciardella asked how do you deal with smoke detectors. Mr. Reeves that the building is fully sprinklered and is spread out and there are fire detectors within the corridors. Mr. Wilson said the way the building is constructed, the walls go up to 8 feet and then above that it is actually opened and secured with security mesh and metal bars and is open. In the event a fire starts, smoke can actually get out of the unit itself and will set off detectors throughout the building.

Commissioner Ciardella asked if the Fire Department was concerned about an access stairway in the front of the building rather than have to pull hose on the side of the building. Ms. Duncan said that they did not express any concerns about that.

Commissioner Ciardella said that he would like to see another set of stairways next to the elevator instead of around the sides.

Mr. Wilson said that only two exits are required because the building has a fairly low occupancy of the actual amount of people in the building and it meets fire code.

Commissioner Ciardella asked if there are standpipe systems in each one of these floors and Mr. Reeves said that they are located on the exterior of the building and on each floor.

Commissioner Tabladillo said she was concerned about the design of Public Storage and asked if this is a standard design. Mr. Reeves said that this is not a standard design.

Commissioner Tabladillo said that the building will be visible from Montague Expressway and it looks like an ordinary building and there is nothing that stands out. She said that she would like to see a design like the Public Storage building in Concord because it has a tower and a clock, something useful for people. She felt it would be great for the applicant to do more.

Commissioner Azevedo asked how long are the customers able to visit the units. Mr. Reeves said people have twenty minutes to visit their facility and averages about 30 trips a day and the hours of operation are from 9 a.m. to 5 p.m. and the gate is open from 6 a.m. to 9 p.m. The building will be monitored from cameras 24 hours a day and a manager will not be living on the premises.

Commissioner Azevedo asked what would happen if someone locked themselves inside the unit. Mr. Reeves responded that a customer would be able to get out but will not be able to get back in.

Commissioner Azevedo asked if the whole E building will be removed and Mr. Reeves said yes.

Chair Williams asked if there will be a monument sign at this new facility in the future and Ms. Duncan said the existing sign will remain at its current location and provisions have not been made for any future location. If the applicant does request a monument sign it will have to be reviewed by the Planning Commission.

Chair Williams said that if a monument sign comes in the future, he would suggest what Commissioner Tabladillo said about adding some enhancement to the building such as a clock or giving recognition to Milpitas so that the City could benefit such as partnership and commitment with Public Storage.

Mr. Reeves said that he doesn't mind adding a condition of approval to add some enhancement to the building.

Ms. Duncan said that she is concerned about adding a condition of approval in the future and how to enforce it and tying it to this project.

Assistant City Attorney Pio Roda agreed and said that because this is a Use Permit Amendment, he would recommend that when the applicant comes in for the sign permit that it is done at that time.

Commissioner Mandal said that he supports Commissioner Tabladillo's suggestion.

Vice Chair Galang asked if there is a 24 hour staff at the lobby and Mr. Reeves said that there will only be access from 6 a.m. to 9 p.m.

Vice Chair Galang asked how will the existing building be demolished and Mr. Reeves said a tractor will demolish the building and should take less than a week.

Chair Williams said that staff is proposing that there be an amendment to approve no caretaker residence as part of the condition of approval.

Chair Williams opened the public hearing.

There were no speakers to the audience.

Motion to close the public hearing.

M/S: Mandal/Galang

AYES: 7

NOES: 0

Commissioner Azevedo said that he agrees with Commissioner Ciardella's concern about not having a staircase behind the elevator however if the Fire Department says it is fine then that is o.k.

Chair Williams asked staff to pass their concerns to the Fire Department.

Commissioner Tabladillo thanked her fellow Commissioners for supporting her decision to enhance the building. When designs come up, she wants to make sure they are appropriate for Milpitas and they reflect Milpitas pride. Some of the projects that have been coming up are phenomenal projects, however she wants to see more designs that are more reflective of the community.

Motion to approve Use Permit Amendment No. UA2005-17, 'S' Zone Approval Amendment No. SA2005-84 and Environmental Impact Assessment No. EA2006-6 with staff adding a condition that no caretaker be allowed on site and for staff to come back with architectural modifications such as a monument sign at a later date and adoption of the Mitigated Negative Declaration.

M/S: Mandal/Azevedo

AYES: 7

NOES: 0

XI. ADJOURNMENT

Vice Chair Galang thanked his fellow Commissioners for electing him as Vice Chair. The meeting was adjourned at 8:16 p.m. to the next regular meeting of July 26, 2006.

Respectfully Submitted,

Tom Williams
Planning and Neighborhood Services
Director

Veronica Bejines
Recording Secretary